



Montgomery County's Agricultural Reserve and Agricultural Industry

Jeremy V. Criss
Agricultural Services Director

Photo courtesy of Lee Lanstaff



What is The Mission of Agricultural Services Division?

- Promote the Viability of Agriculture in the County
- Educate the general public on the importance of Agriculture in the County
- Help Navigate People through the Regulatory Process for making business decisions
- This technical assistance is done one on one by making an Appointment with us

What is the Current Status of Agriculture in Montgomery

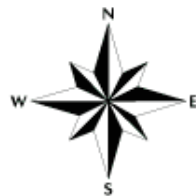
- **Agricultural activities** occupy about one-third of Montgomery County's Land Area and the County's diverse agricultural industry - **561 farms** and 350 horticultural enterprises - produces more than **\$243 million** in economic contribution and employs more than 10,000 residents

Did you know that

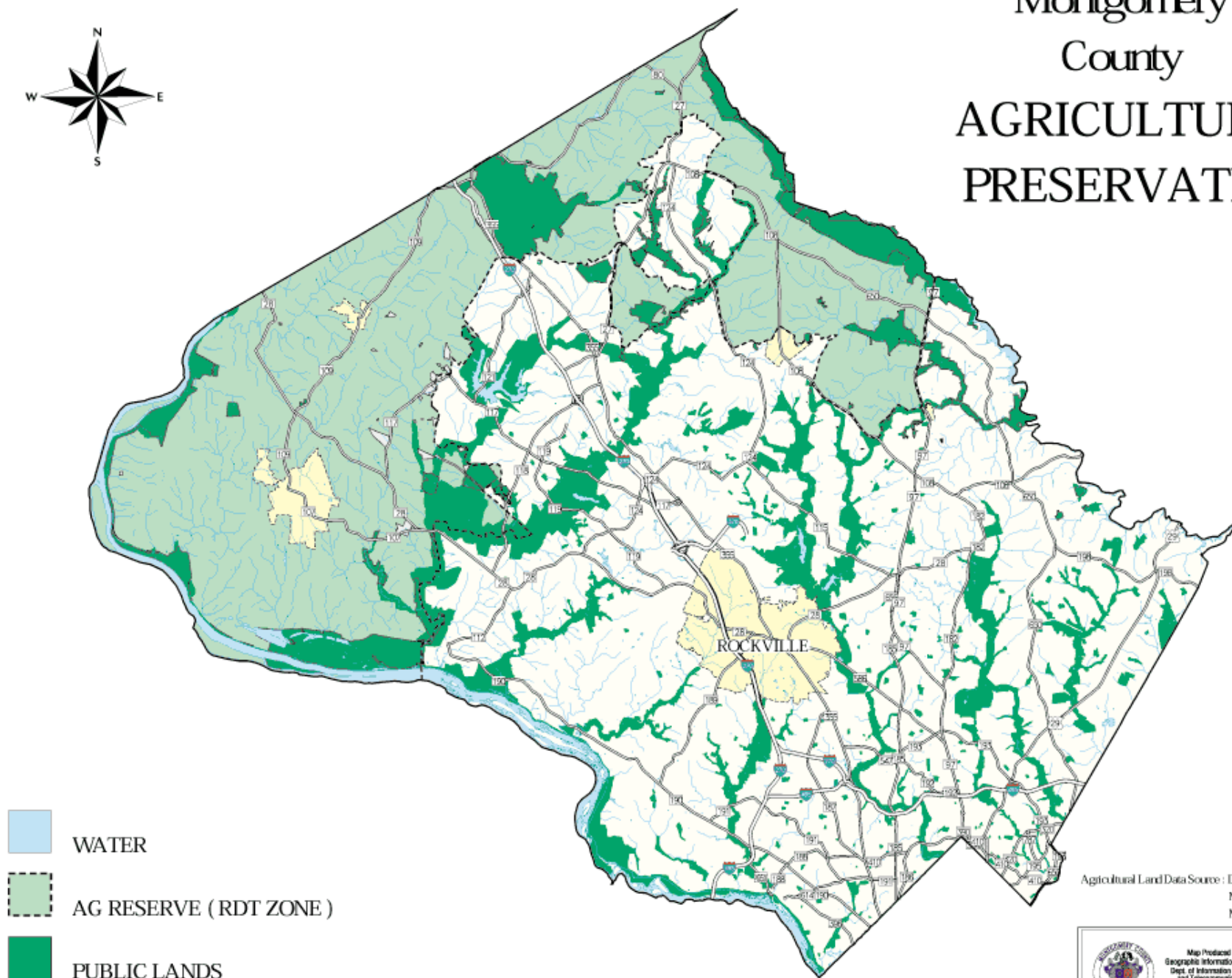
- Montgomery County was the first County in the USA to develop No-Till Conservation Planting?
- Montgomery County has the highest percentage 90% of farmland preserved through agricultural easements.
- Montgomery County has the most acres planted in berries and pumpkins in the state.

Master Planning and Agriculture Zoning

- *Functional Master Plan for the Preservation of Agriculture and Rural Open Space (October 1980)*
- Created a 93,000 acre agricultural reserve which reduced the threat of residential development from 1 unit per 5 acres to 1 unit per 25 acres.



Montgomery County AGRICULTURAL PRESERVATION



Agricultural Land Data Source : DED Agricultural Services
MNC& PC
MD Office of Planning



Map Produced By:
Geographic Information Systems
Dept. of Information Systems
and Telecommunications
Montgomery County, Maryland
Date: December 21, 2000



Agricultural Zoning

Agricultural Zoning – helps to promote Agricultural and Rural Landscapes

The Rural Density Transfer RDT zone reduced the threat of development from 1 unit per 5 acres to 1 unit per 25 acres

Agricultural zoning itself does not place long term protections to the land

Other preservation tools help accomplish long term preservation -Perpetual Easements

Batchelors Purchase - RLP

What is the Difference between land Protection verses Preservation?

Agricultural Zoning (RDT)

Transfer of Development Rights Programs (TDR)

Purchase of Development Rights Programs (PDR)

In Fee Acquisition (Public Parkland)

Alexander Gordon - AEP

Transferable Development Rights (TDR) Programs

TDRs are used to shift development from agricultural reserve to designated growth areas which are closer to public services;

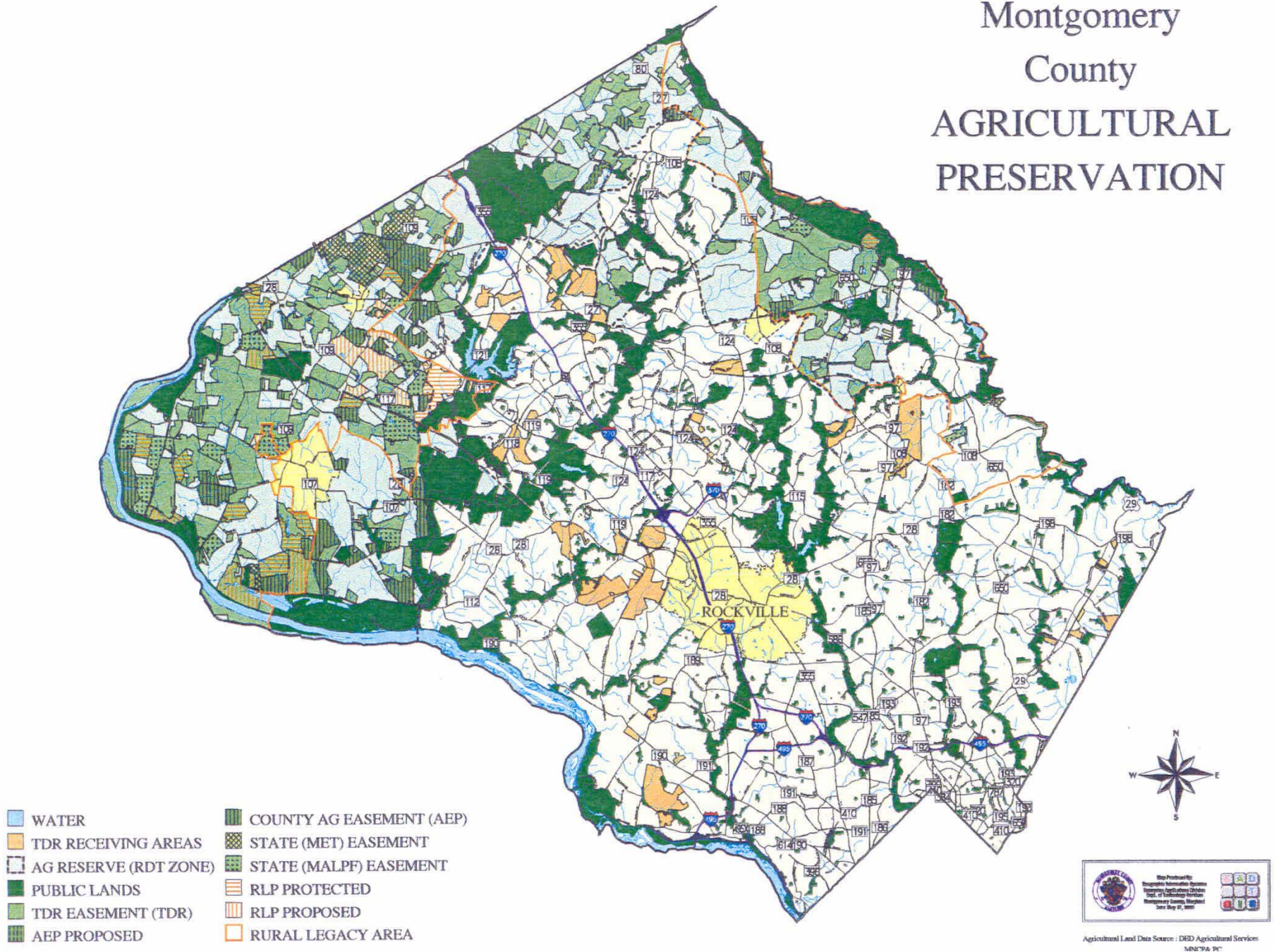
**The number of available TDRs is based upon
The calculation of 1 TDR per 5 acres of land
in the agricultural reserve**

**Once a TDR is created the land is restricted
by a permanent TDR easement**

**This easement ensures the property can not be developed
for residential use at densities which exceed
1 unit per 25 acres**

TDR Easement

Montgomery County County AGRICULTURAL PRESERVATION



Purchase of Development Rights Programs (PDR)

Maryland Environmental Trust (1967) - State

Maryland Agricultural Land Preservation Foundation (1977) - State

Montgomery County Agricultural Easement Program (1986) – County

Rural Legacy Program (1997) – State/County

Legacy Open Space Program (2000) - County

Weitzer - AEP

Why Protecting Farmland is Important

Conserves farmland for future food and fiber production;

Opportunities to provide a high quality food supply for our citizens;

A key component for the preservation of agriculture as an industry;

Enhanced quality and way of life for all residents

Lewis Orchard - AEP

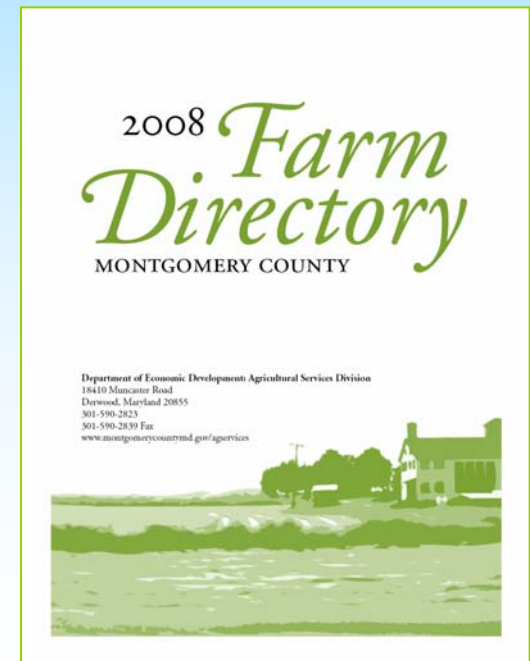
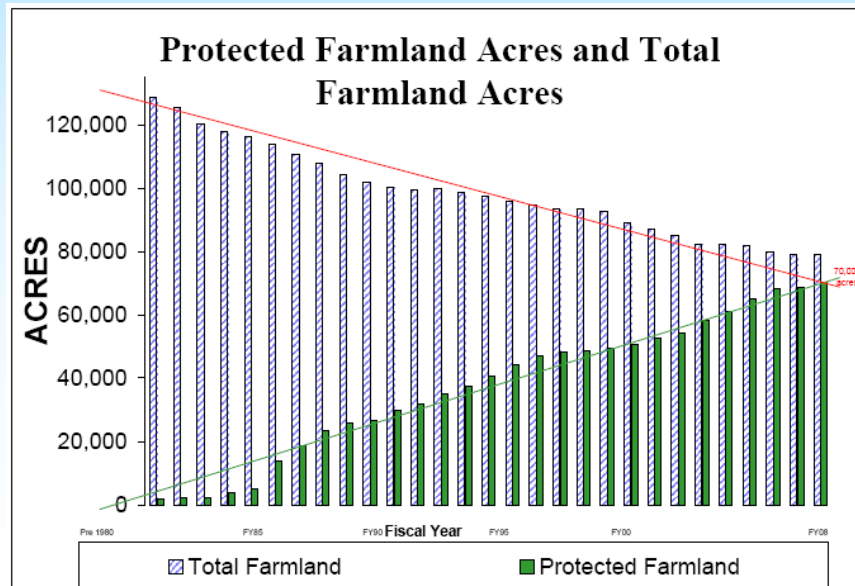


Inverness Farm - MALPF



County Agricultural Initiatives

- Achieved the farmland preservation goal of protecting 70,000 acres under easement
- Published the 2008 Farm Directory





County Agricultural Initiatives

- Buy Local Challenge 2010
 - July 17-25th
- 21st Annual Farm Tour and Harvest Sale
 - July 24 & 25th

I pledge to eat
at least one item from a
local farm every day
during
"Buy Local Week!"

*That's the last week
in July every year.*





Questions?

Report from Jeremy V. Criss
Agricultural Services Director